



CITY OF KIRKLAND

Planning and Building Department

123 Fifth Avenue, Kirkland, WA 98033

425.587.3225 - www.kirklandwa.gov

CITY OF KIRKLAND

NOTICE OF APPLICATION AND OPTIONAL SEPA NOTICE

FIRWOOD LANE LID SUBDIVISION, CASE NO. [SUB15-01332](#) & [SAR15-01336](#)

PROPOSAL: Moira Haughian, The Blueline Group, the applicant, is requesting a Process IIA Zoning Permit to subdivide an existing parcel (totaling 3.4 acres) into 19 separate lots in RS 7.2 and RS 8.5 zones. Access to the lots will be provided via a new access road off of NE 124th Street. The project also involves a stream buffer modification through enhancement and the utilization of the Low Impact Development Zoning Code provisions to reduce the minimum lot size and increase the allowed density by 1 lot in exchange for increased open space on the site. The application was received by the City on July 8, 2015 and was deemed complete on August 12, 2015.

LOCATION: [12342 93rd Lane NE](#)

NEIGHBORHOOD: South Juanita

REVIEW PROCESS: The decision on this application will be made by the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning and Building Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a decision to approve, modify or deny the application. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing.**

Environmental Review: The City of Kirkland has reviewed the proposal for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 and KMC 24.02.170 is being used. This process integrates the comment period for the Notice of Application and SEPA. **This may be the only opportunity to comment on the environmental impacts of the proposal.**

Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by September 11, 2015 to Tony Leavitt.

In the event that mitigation measures are proposed after the close of the integrated comment period, notice shall be given as required in KMC 24.02.160. the DNS or MDNS will not be issued until the comment period is over. A copy of the DNS or MDNS for the proposal stating the time period for filing an appeal may be obtained upon request.

PUBLIC COMMENT: Written comments received prior to 5 p.m. on September 11, 2015 will be considered by the Planning and Building Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's decision for a IIA Permit. Others may obtain copies from the Planning and Building Department. ***Send written comments to project planner Tony Leavitt 123 5th Avenue, Kirkland, WA 98033 or to email address tleavitt@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number SUB15-01332.***

APPEALS: ***The Hearing Examiner's decision may be appealed to the City Council only by the applicant or those who submitted written or oral comments to the Hearing Examiner before the close of the public hearing.*** Additional information about how to appeal will appear in the staff report and Hearing Examiner's decision.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Tony Leavitt, City of Kirkland Planning and Building Department at 425.587.3253 or tleavitt@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning and Building Department, 123 5th Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. The City has requested the following studies pertinent to the application: Wetland Buffer Modification Study and Traffic Study.

Publishing Date: August 20, 2015

**FIRWOOD LANE
LID SUBDIVISION &
STREAM BUFFER
MODIFICATION
SUB15-01332, SAR15-01336**

